

Highway Response

Ref: 25/0774

Recon

Date:24/11/25

PROPOSAL: CHANGE OF USE AND CONVERSION OF DUTCH BARN TO TOURIST ACCOMMODATION (USE CLASS C6: SHORT-TERM HOLIDAY LET), USE OF LAND TO THE NORTH AS OUTDOOR AMENITY SPACE ASSOCIATED WITH THE HOLIDAY LET, AND ASSOCIATED DEVELOPMENT

SITE: Phase The Old Cowshed Bowdens Lane Penhow Newport South Wales

Case Officer: Vicky Quinn

Highway Officer: Kevin Jackson

Highway recommendation:

Objection pending further information, minor amendments and conditions.

Highway Comments:

As advise at pre-app stage the main concern would be visibility splays at the access. Whilst we would not anticipate high speeds the applicant must demonstrate visibility splays in line observed speeds.

The amended plan suggests that visibility is achieved however it is simply lines drawn through a hedge and cannot be achieved. Furthermore, there is no survey to suggest what level of visibility is actually needed.

We note the proposed mirrors however these are not allowed on highway and not supported as they raise issues of dazzle and confusion/reliability etc. The visibility must be provided without mirrors.

We would therefore reiterate that visibility splays and speed surveys will be needed to remove the objection.

In order for the visibility to be effective, the car parking positions must be amended to ensure vehicles approach highway as close to perpendicular as possible. The space parallel to highway does not achieve this.

Provision for electric vehicle charging has now been indicated but there is no detail. This could be addressed via condition.

The first 5m from highway boundary is now indicated as paved with bound permeable material. This should be secured prior to beneficial use via condition.

Cycle storage is proposed, however it appears to be a single space for what is accommodation for three or more people, in a location that is attractive for cycle use. The cycle storage should comfortably accommodate at least three adult cycles securely with weather protection. No additional information appears to have been provided however; this could be addressed via condition.

In summary highways would object on grounds of highway safety, relating mainly to visibility issues, but it appears that there is scope for improvements to the access to address this. All other matters could be addressed via conditions.